



Board of Municipal and Zoning Appeals  
David Tanner, Executive Director  
Donald Small, Zoning Administrator



Department of Planning  
Otis Rolley, III, Director



# GUIDELINES FOR ROWHOUSE ADDITIONS

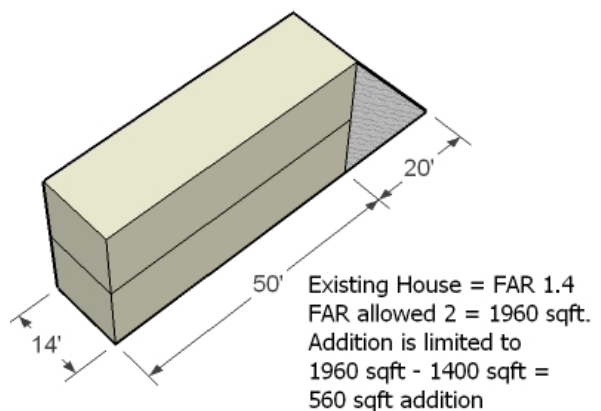
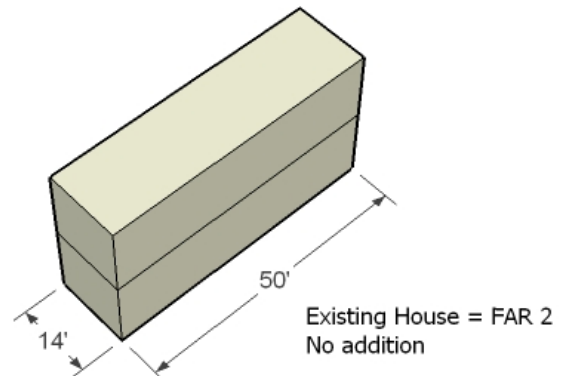
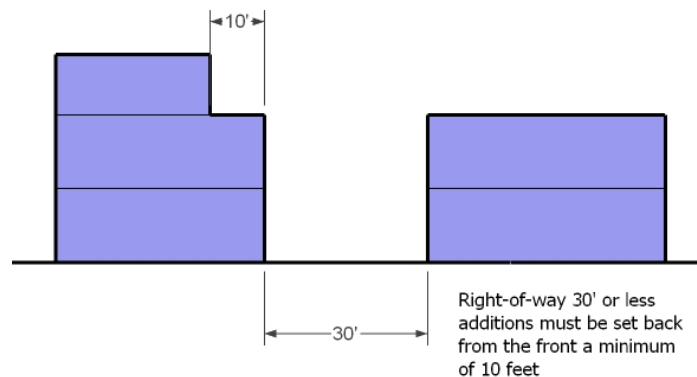
## INTRODUCTION

The following are general guidelines and drawing requirements used by the BMZA for reviewing proposals for additions to residential structures. These guidelines are intended to assist property owners and developers in presenting their plans clearly and to assist the BMZA in their review process. The BMZA appeal process does involve a public notification and hearing. Therefore applicants are encouraged to discuss their plans with their neighbors and their community association. Community Association contact information can be found online at: <http://www.baltimorecity.gov/government/planning/cad.html> or contact the Baltimore City Department of Planning at 410-396-PLAN (7526)

## GENERAL GUIDELINES FOR ADDITIONS

1. Additions should generally be architecturally integrated into the existing house. They should be made of brick, stucco, or stucco-like materials. Vinyl siding is not permitted on the portions of additions visible from the street. Consideration shall be given to how the additions site within the entire block as well.
2. Third floor additions or decks on houses on narrow streets (right-of-way 30' and under, examples include Durham St., Duncan St., Portugal St.) must be set back from the front façade a minimum of 10 feet. When the house is an end of group, the addition must be architecturally integrated to the exposed side wall.
3. Limit the square footage of roof access enclosures to 75 sqft or 25% of roof area — whichever is less. Limit these structures to roof access, mechanical and stairwell use only. Roof access structures are not permitted on top of new third floor additions. Access to decks on new third floor additions should be from rear stairs.
4. Houses with proposed additions should not exceed Floor Area Ratio-FAR 2.\*

*\*To help regulate the bulk and massing of buildings, the zoning code uses Floor Area Ratio (FAR), which determines how much building area can be built on a lot. In R-8 zones, the allowable FAR is 2 for other than single family houses, there is currently no FAR maximum on houses*

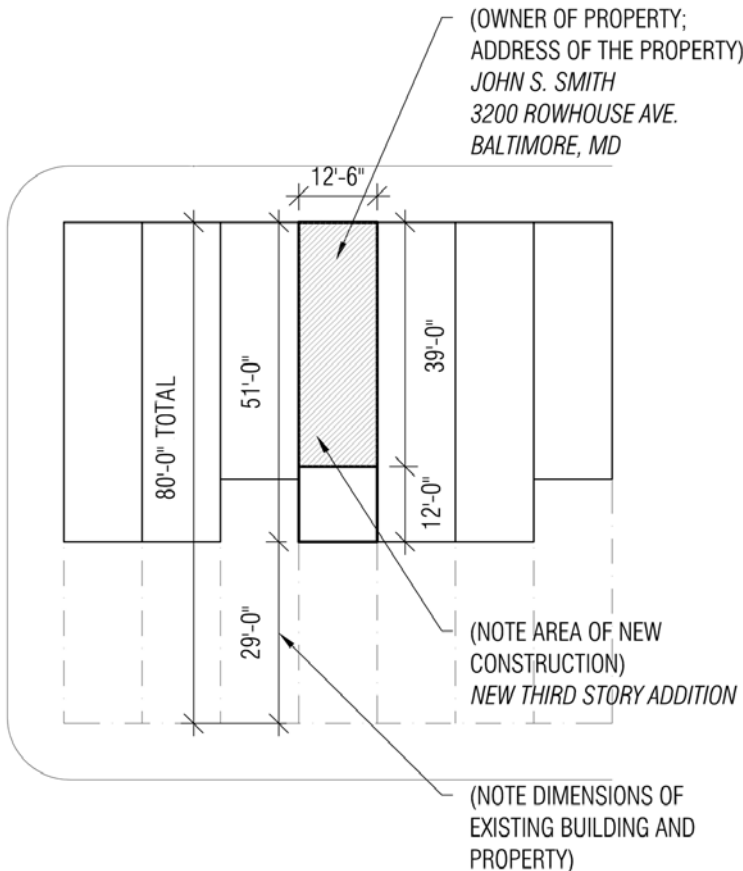


## DRAWING REQUIREMENTS FOR ADDITIONS

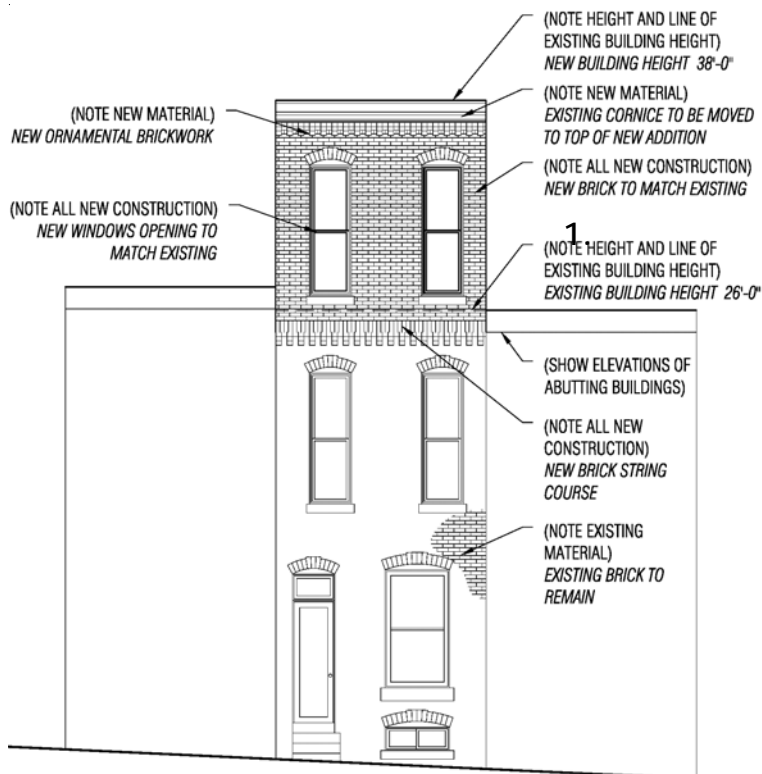
In addition to the required plats for positive appeals as shown in the Zoning Board's rules, the applicant is responsible for preparing the following drawings as a minimum with their application. The hearing will not be scheduled until the final drawings are received

1. Site plan - This plan must show the existing structures including garages and other accessory structures in the context of the lot area. It must include the property lines and dimensions, clearly showing existing and proposed construction.
2. Building elevations - These must include a front elevation, rear elevation and, for end of group houses, a side elevation. The elevations must clearly differentiate between existing and proposed structure.
3. Building cross-sections - This drawing must include existing building, proposed addition and any decks or other exterior elements.
4. All drawings should be to scale and labeled with dimensions, existing and proposed materials.
5. Color photograph(s) showing the existing conditions, including front and rear of the subject property and adjacent properties, are required. For end of group lots, pictures of side elevation must be presented as well.
6. The application and drawings must include a name, address and phone number for the applicant.

Drawing submittals should preferably be in an 8-1/2" x 11" format, submissions larger than 11" x 17" will not be accepted.



SITE PLAN



DRAWING OF FRONT ELEVATION



## EXAMPLES OF PHOTO DOCUMENTATION:



PHOTO OF REAR ELEVATION



PHOTO OF FRONT ELEVATION  
SHOWING SIDE ELEVATION



OBLIQUE PHOTO OF REAR ELEVATION  
SHOW NEIGHBORING BUILDINGS

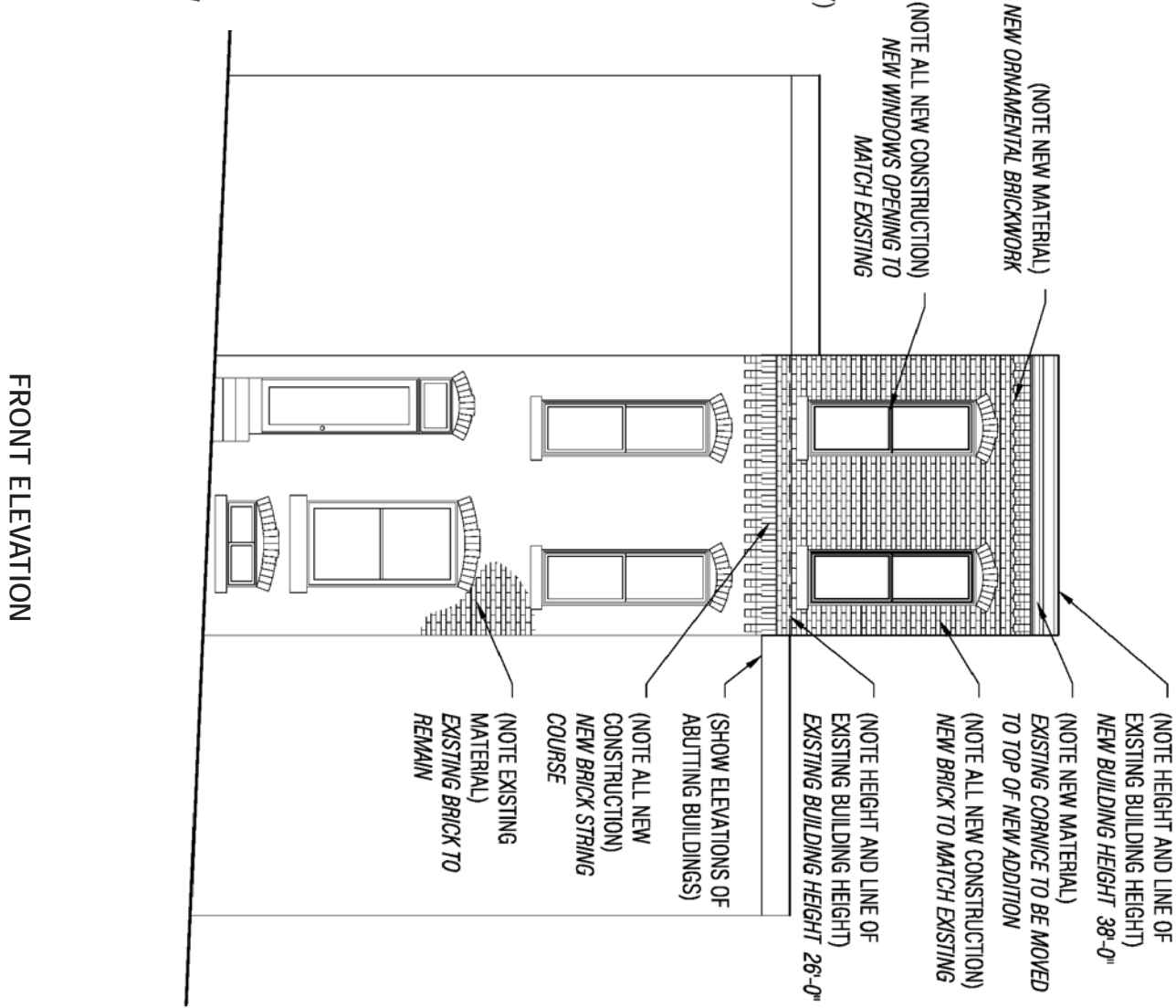
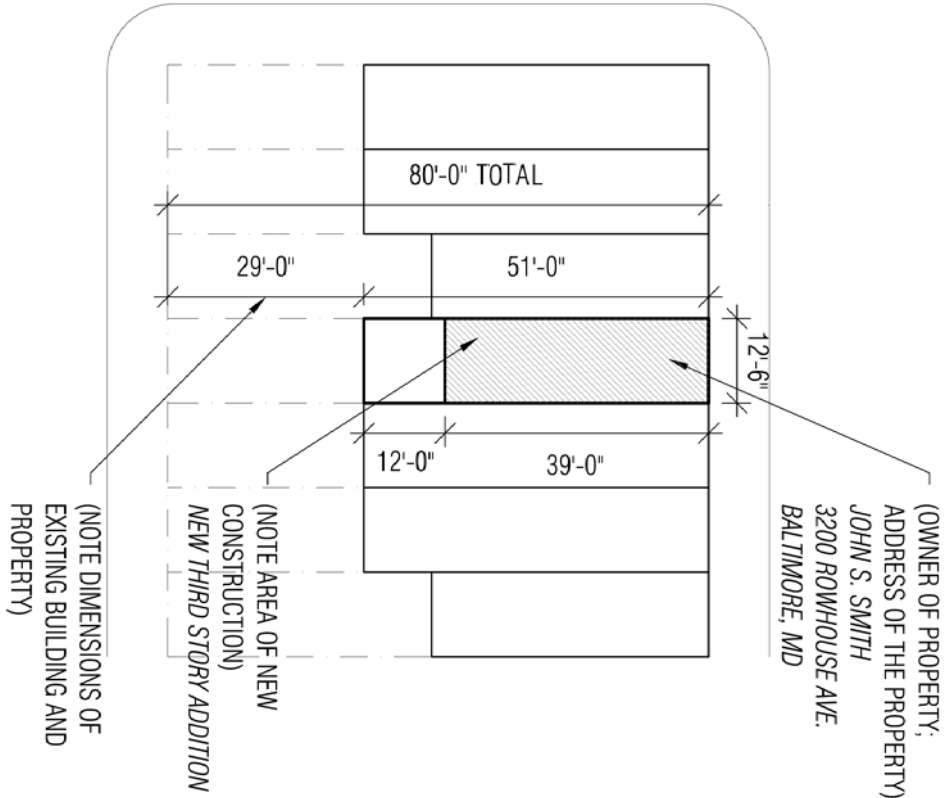


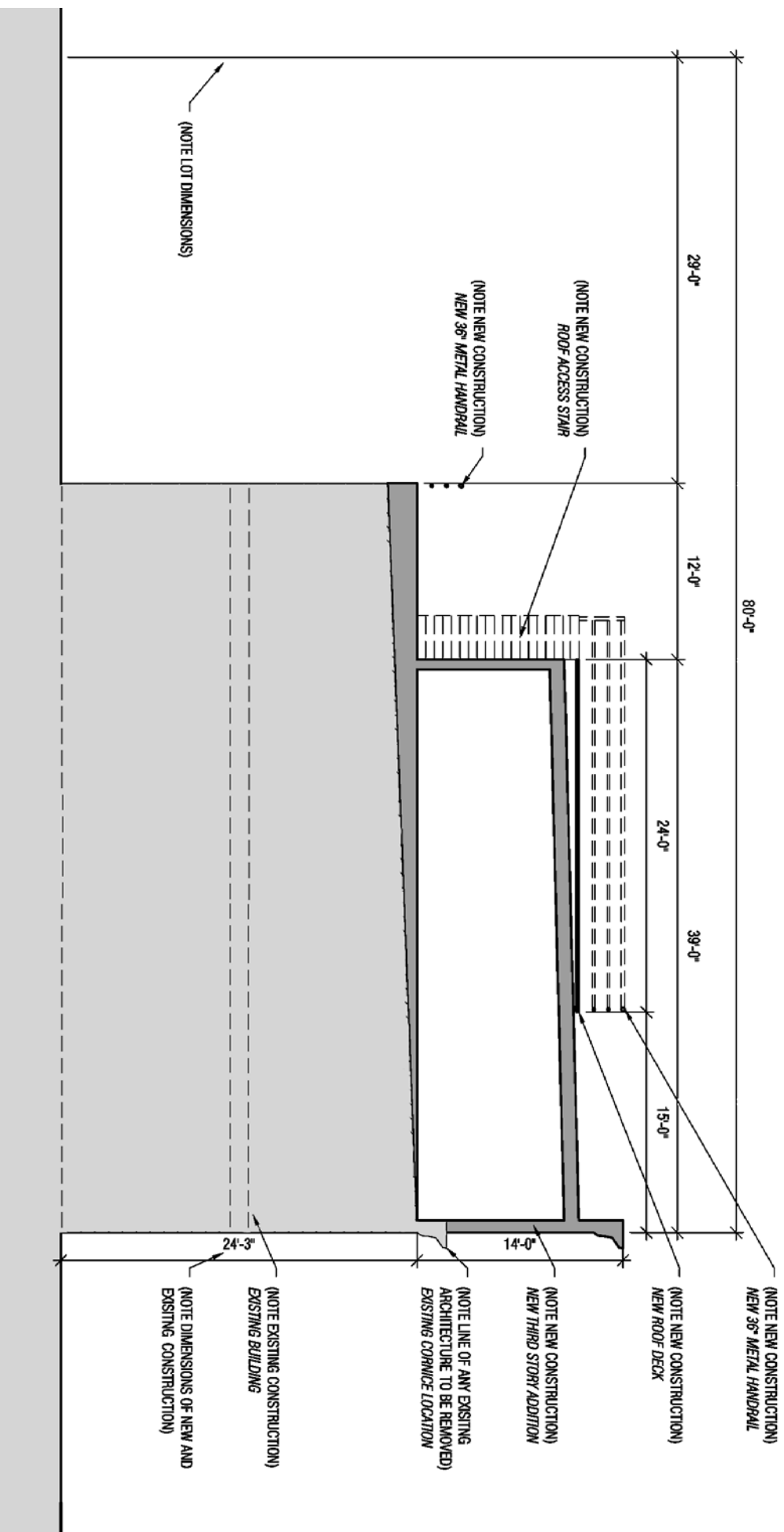
OBLIQUE PHOTO OF FRONT ELEVATION  
SHOWING NEIGHBORING BUILDINGS

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# DRAWING EXAMPLES





BUILDING CROSS SECTION